



## Consent Item

**Date:** December 8, 2025

**Division:** Finance

**Subject:** Consider Approval of the Guaranteed Maximum Price for the 2023 Bond Second-Sale McAuliffe Elementary School Renovations Project (FB32)

### Background Information:

- The McAuliffe Elementary School Renovations Project has been assigned to Stantec as the architect at the January 13, 2025, Board Meeting and Joeris General Contractors as the Construction Manager at Risk firm by the Board of Trustees at the April 14, 2025, Board Meeting.
- The Guaranteed Maximum Price (GMP) process was presented to the Board in a Discussion Item at the February 5, 2024, Board Work Session.
- The McAuliffe Elementary School Renovations Project has been advertised and competitively bid to sub-contractors by Joeris, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Joeris has presented a Guaranteed Maximum Price (GMP) for this project.
- Joeris has presented a total Guaranteed Maximum Price for the McAuliffe Elementary School Renovations Project of \$1,352,903. This GMP exceeds the overall project budget by \$385,000.

### Administrative Consideration:

- Administration's recommendation is that 2023 Bond interest earnings be utilized to cover the overage.
- Funding for this project is provided from the 2023 Bond Funds.
- The procurement complies with Section 2269 of the Government Code.

### Recommendations:

- That the Guaranteed Maximum Price of \$1,352,903 for the 2023 Bond Second-Sale McAuliffe Elementary School Renovations Project by Joeris General Contractors be approved, and Bond interest earnings be utilized to cover the overage.
- That the Superintendent, Chief Financial Officer, or Director of Procurement be authorized to sign any documents to implement this action.

### Timeline/Report:

- Upon approval, sub-contracts will be executed, materials will be ordered, and work will begin during the summer of 2026.

November 18<sup>th</sup>, 2025

Lewisville Independent School District  
1565 A W. Main Street  
Lewisville, TX 75067

Attn: Mr. Randy Fite

RE: LISD McAuliffe Elementary School Renovation

The Construction Manager hereby submits to Lewisville Independent School District (LISD), pursuant to the provisions of the Agreement by and between LISD and Joeris General Contractors, a Guaranteed Maximum Price (GMP) for the Lewisville ISD McAuliffe Elementary School Renovation based on the Contract Documents developed for the Project, as follows:

**\$1,352,903 (One Million, Three Hundred Fifty-Two Thousand, Nine Hundred Three)**

Thank you for the opportunity!



Mariana Flores  
Senior Estimator  
Joeris General Contractors, Ltd.